



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-5-16

Property Address: 704 Florence Street

Property Owner: Michael Greenspan

Project Contact: Rick Miller-Haraway, Director of Catholic Charities, Raleigh Regional Office

Nature of Case: Request for a 3 space variance from the off-street parking requirements set forth in Section 7.1.2. of the Unified Development Ordinance to allow for a 3 bedroom Boardinghouse to have only 2 off-street parking spaces on a .15 acre property zoned Residential-10 and Historic Overlay District located at 704 Florence Street.



704 Florence Street – Location Map

To BOA: 1-11-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-10 and Historic Overlay District - General



704 Florence Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

To Legalize the Existing Structure:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Section 7.1.2. Parking Requirements by Use

Boardinghouse: 1.5 parking spaces per bedroom

Boardinghouse in question is 3 bedrooms: 4.5 (5) parking spaces required
2 parking spaces provided

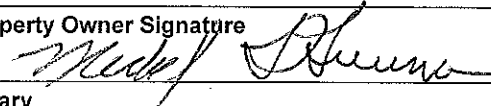
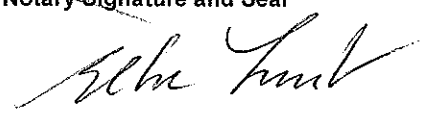


Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Exemption from code stating boarding houses must have 1.5 parking spaces for each bedroom. Please see the attached explanation of the use of the house. Given that the Jesuit Volunteers who live in this house have pledged to live a year of simple living, they only have access to one or two cars provided by the sponsoring agencies. The property has room for two cars on the property and thus there is no need for residents to park on the street.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 704 Florence St.; Raleigh NC 27603		Date 12/9/2015
Property PIN 1703366048	Current Zoning Res 10 AC	
Nearest Intersection Florence St and Dorothea Dr.		Property size (in acres) .15
Property Owner Michael Greenspan	Phone 919-624-1513	Fax
	Email napsneerg@aol.com	
Project Contact Person Rick Miller-Haraway Director of Catholic Charities Raleigh Regional Office	Phone 919-539-9024	Fax 919-790-8836
	Email rick.miller-haraway@raldioc.org	
Property Owner Signature 	Email napsneerg@aol.com	
Notary Sworn and subscribed before me this <u>10th</u> day of <u>December</u> , 20 <u>15</u>	Notary Signature and Seal 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.

Explanation of the Nature of the Request for a Special Use Permit and a Variance Application
related to 704 Florence St.

The owner of the house 704 Florence St. is requesting that the house be classified as a boarding house by the city of Raleigh. The owner is also requesting a Variance for the parking requirements for a boarding house.

This status change is being requested in order to continue to provide housing and support to the Jesuit Volunteers who live in the house and who are contributing to Raleigh non-profits and the greater Raleigh community. Four Raleigh non-profits (Legal Aid, Catholic Charities, Triangle Family Services, and the Green Chair Project) have partnered with the volunteer organization of Jesuit Volunteer Corps (JVC). These agencies presently have 5 volunteers working in these agencies this year. Previously, volunteers have served in many other agencies including Urban Ministries, PLM Families Together, the Alliance of AIDS Services Carolina and more.

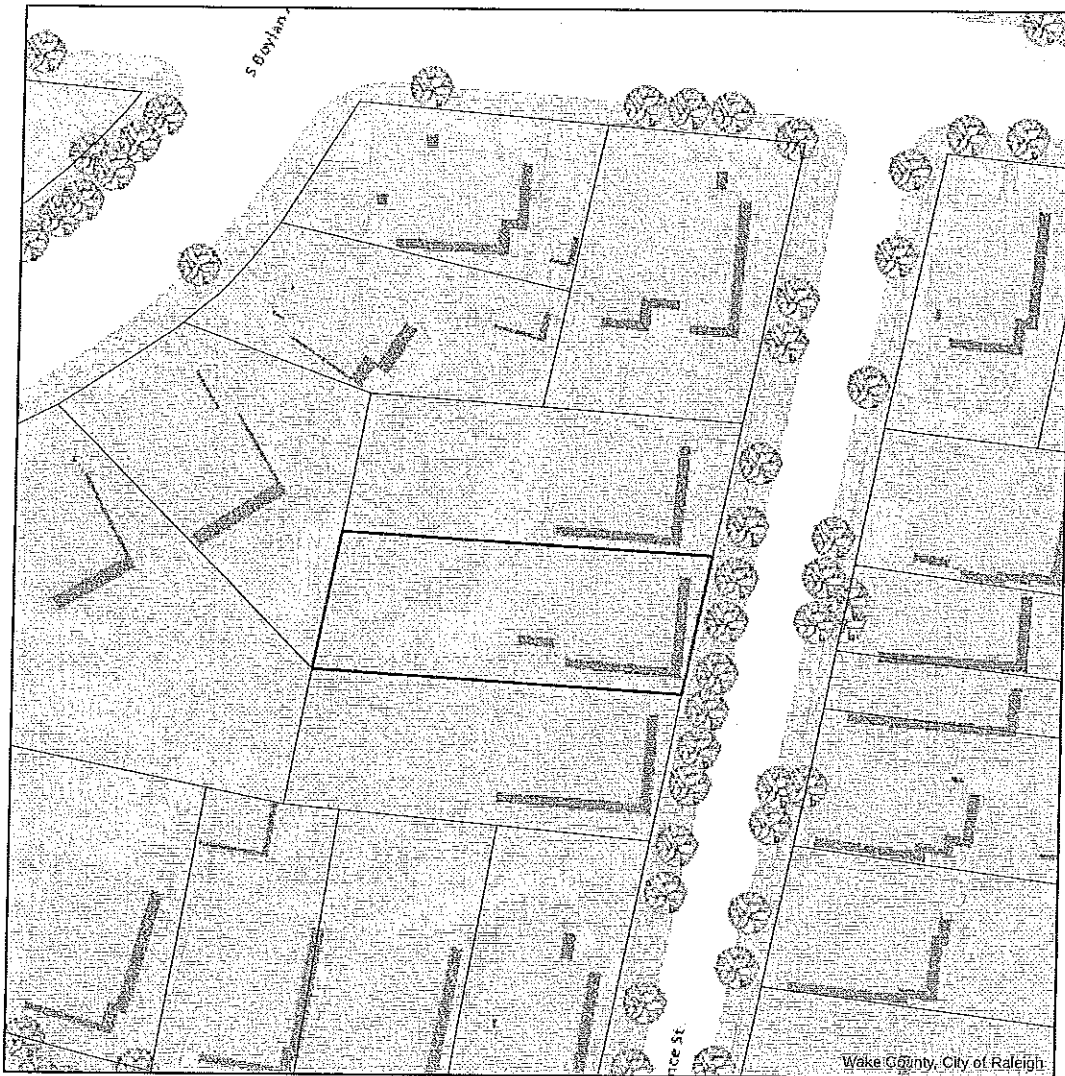
Similar to AmeriCorps, JVC places recent college graduates who are civically minded and passionate about non-profit work at various organizations in different cities throughout the United States. There are about 40 JVC communities throughout the United States. The Raleigh Jesuit Volunteers provide vital services to the clients served by the above agencies at a very low cost to these agencies.

A distinguishing factor of JVC is that these volunteers are required to live together in community to share their experiences, and limited material and monetary resources. JVC has had 4-6 volunteers in Raleigh each year for 15 years AT THIS LOCATION. With the recent change in zoning laws, boarding house status would allow these JVs, and future JVs, to live in community while continuing their work within each non-profit and the greater Raleigh community. The landlord, nor the Jesuit Volunteer Corp have any intention of using the house for anything other than WHAT IT HAS BEEN USED FOR IN THE PAST 15 YEARS, which is the residence of the 4 to 6 Jesuit Volunteers who come each year to work in non-profit agencies in our community. If granted boarding house status, the owner is willing to accept a stipulation that that the boarding house status is dependent upon the house continuing to house volunteers from the Jesuit Volunteer Corps.

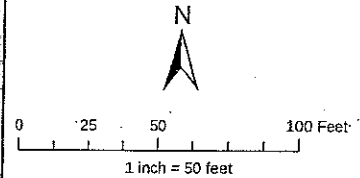
The Variance for the parking requirements is requested because the property only has two parking spaces on the property and the code requires 4.5 spaces (1.5 for each of the 3 bedrooms). Since the Jesuit Volunteers who live in the house very rarely have their own vehicle, there is generally no more than two vehicles used by the residents of the house and these vehicles are provided by the sponsoring agencies.

A handwritten signature in black ink, appearing to read "Mike S. Lee", with a long horizontal line extending to the right.

Site Plan 704 Florence St.



PIN: 1703366048
 Real Estate ID: 0081358
 Map Name: 1703 10
 Owner: GREENSPAN, MICHAEL L.
 Mailing Address 1: 704 FLORENCE ST
 Mailing Address 2: RALEIGH NC 27603-2108
 Deed Book: 009495
 Deed Page: 00107
 Deed Date: 07/15/2002
 Deeded Acreage: 0.15
 Assessed Building Value: \$147,518
 Assessed Land Value: \$180,000
 Total Assessed Value: \$327,518
 Billing Class: Individual
 Property Description: FLORENCE ST
 Heated Area: 1453
 Site Address: 704 FLORENCE ST
 City: RALEIGH
 Township: Raleigh
 Year Built: 1930
 Total Sale Price: \$149,500
 Sale Date: 07/15/2002
 Type and Use: SINGLFAM
 Design Style: Conventional
 Land Class: RES 10 AC
 Old Parcel Number: C011-C0032-0011



Disclaimer
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Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0061358** PIN # **1703366048**
[Account Search](#)
Location Address
704 FLORENCE STProperty Description
FLORENCE ST
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner GREENSPAN, MICHAEL L (Use the Deeds link to view any additional owners)		Owner's Mailing Address 704 FLORENCE ST RALEIGH NC 27603-2108	Property Location Address 704 FLORENCE ST RALEIGH NC 27603-2108
Administrative Data Old Map # C011-C0032-0011 Map/Scale 1703 10 VCS 01RA736 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .15 Permit Date Permit #		Transfer Information Deed Date 7/15/2002 Book & Page 09495 0107 Revenue Stamps 299.00 Pkg Sale Date 7/15/2002 Pkg Sale Price \$149,500 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,453	Assessed Value Land Value Assessed \$180,000 Bldg. Value Assessed \$147,518 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$327,518 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0061358**PIN # **1703366048**Account
SearchLocation Address
704 FLORENCE STProperty Description
FLORENCE ST[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 704 FLORENCE ST		Building Description 01RA736	Card 01 Of 01
Bldg Type	01 Single Family	Year Blt 1930 Eff Year 1980	Base Bldg Value \$126,084
Units	1	Addns Remod	Grade B+10 130%
Heated Area	1,453	Int. Adjust.	Cond % B 75%
Story Height	1 Story		Market Adj. F 120%
Style	Conventional	Other Features	Market Adj.
Basement	Crawl Space		Accrued % 90%
Exterior	Frame		Incomplete Code
Const Type			Card 01 Value \$147,518
Heating	Central		All Other Cards
Air Cond	Central		Land Value Assessed \$180,000
Plumbing	1 BATH		Total Value Assessed \$327,518

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	1	FR/CS	1453						
A	EP	T	72						
B	DK	@	118						
C	OP	R	224						
D									
E									
F									
G									
H									

